FB 12
JLR

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 561,500.00
James T. Hearn
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF May 19 96
Notary Public
MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James T. Hearn (NAME) | James T. Hearn (NAME) | MAP 159-10 A |
| 5605 Ottershaw Court (ADDRESS) | P. O. Box 292669 (ADDRESS) | PARCEL 2 CO |
| Nashville, Tennessee (CITY) (STATE) (ZIP) | Nashville, TN 37229 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Scruggs HomeBuilders, L.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Hearn

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of Ottershaw Subdivision, of record in Book 7900, page 678, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Scruggs HomeBuilders, L.P. by deed from Ottershaw Development Company, Inc., a Tennessee corporation, of record in Book 9432, page 336, said Register's Office.

This conveyance is subject to all matters on the Plat of record in Book 7900, page 678, said Register's Office; Declaration of Covenants, Conditions, and Restrictions for Ottershaw, of record in Book 9269, pag 483, said Register's Office; Charter of Ottershaw Homeowner's Association, Inc., of record in Book 9311, page 606, said Register's Office; and any and all other easements and restrictions of record.

unimproved ( )
This is improved ( X ) property, known as 5605 Ottershaw Court, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of May 19 96

Scruggs HomeBuilders, L.P.
By: Scruggs Investments, Inc., General Partner

By: Joyce W. Scruggs
Joyce W. Scruggs, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the Scruggs HomeBuilders, L.P. the within named bargainor, and corporation, and that he as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 17th day of May 19 96.

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Joyce W. Scruggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of Scruggs Investments, Inc., a Tennessee corporation, that she acknowledged to be a general partner of Scruggs HomeBuilders, L.P., the within named bargainor, a limited partnership, and that she as such president executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership (the bargainor) by herself as president of the corporation (on behalf of the corporation as general partner of the bargainor).

Witness my hand and seal this 17th day of May, 1996.

My Commission Expires:

9/18/99

Janette T. Lemon
Notary Public

(SEAL)



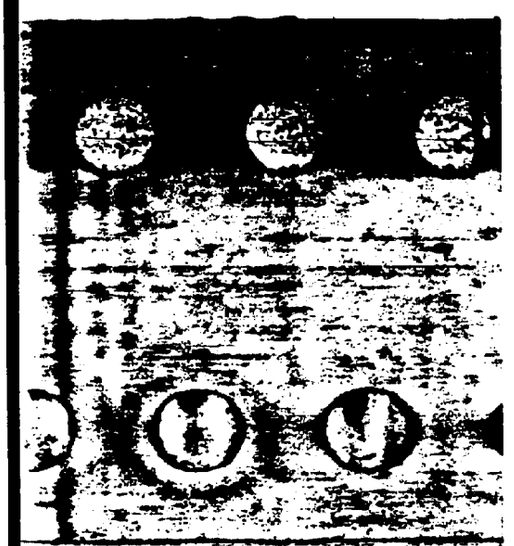
0183451
IDENTIFICATION REFERENCE

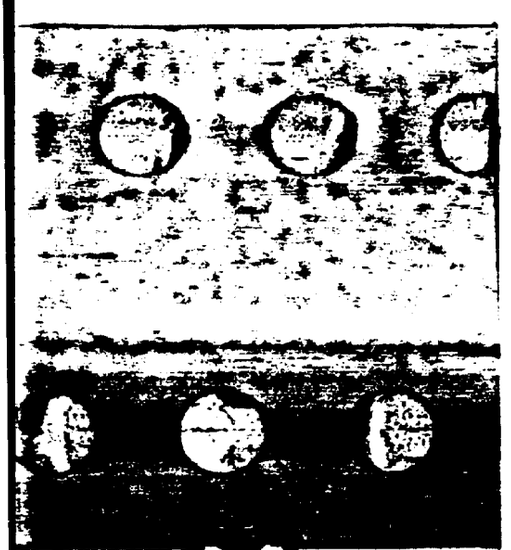
96 MAY 20 PM 2:26
REGISTER
DAVIDSON COUNTY, TENN.

96 MAY 20 3:01 3CHECK 2086.55

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**





RECEIVED OF _____

FOR _____

BOOK 10055 PG 297

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 561300.00 |
| | | | | CON TX 2077.55 |
| | | | | PRFEE 1.00 |
| | | | | MDEED 8.00 |
| | | | | TOTAL 2086.55 |
| | | | | CHECK 2086.55 |
| | | | 05/20/96 | DL 14:29 0001 3496 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183451
IDENTIF. ← REFERENCE

96 MAY 20 PM 2:46
REGISTER
DAVIDSON CO. TENN.

No. 1041441